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October 19, 2020

The Honorable Wade Kach
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

RE: Application for Planned Unit Development
Sparks Senior Care
932 Ridgebrook Road - Tax Map 34, Parcel 382
3rd Councilmanic District, 8th Election District

Dear Councilman Kach:

In compliance with Section 32-4-242 of the Baltimore County Code ("BCC"), 932 Ridgebrook LLC ("Applicant") submits this application for a General Development Planned Unit Development ("PUD") for a 6.95± acre area located at 932 Ridgebrook Road ("PUD Area").¹ As explained below, through this PUD Application, Applicant seeks to develop the PUD Area with a 182 bed senior care (assisted living and/or skilled nursing) facility. After reviewing the enclosed information, we hope that you will support Applicant's proposal for Sparks Senior Care and allow it to proceed through the PUD process.

DESCRIPTION OF PUD PROPOSAL:

The PUD Area is part of a 173+ acre development known as The Highlands Corporate Office Park ("The Highlands") located north of Hunt Valley in the Sparks area of Baltimore County. The Highlands, which is zoned predominantly manufacturing, was originally approved in 1988 as an office/manufacturing/research and development park through the County Review Group (CRG) process. All but three of the lots within the office park have been developed with office buildings occupied by accounting, insurance, and engineering firms, among other types of companies.

Sparks Senior Care is proposed to be located on Lot 2, one of the remaining undeveloped lots. According to the 12th Amended CRG Plan, Lot 2 was proposed to be developed with a 45,000

¹ Applicant proposes to adjust the lot line between 932 Ridgebrook Road (Lot 2) and 936 Ridgebrook Road (Lot 1) to create the PUD Area.

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square foot office building and associated parking. That amendment was approved in 2009. As evidenced by older CRG Plans, Lot 2 was previously approved for and could actually support a 60,000 square foot building. The lot is zoned predominantly MLR (Manufacturing, Light, Restricted) with smaller amounts of ML (Manufacturing, Light) and MH (Manufacturing, Heavy). Since the 12th Amended CRG Plan was approved, Applicant, who owns both Lot 1 and Lot 2, has been unable to find a buyer for the approved office building.

Instead of an office building, Applicant is now proposing to develop the lot with a new state-of-the-art senior care (assisted living and/or skilled nursing) facility with a total of 182 beds. Twenty-six of the 182 beds would for specialized memory care. The other 156 beds would be beds in private rooms with a combination of studio units and one-bedroom units. The facility would offer interior amenities for both the memory care residents (dining/activity rooms, living rooms, and country kitchen) and the other residents (dining room, separate activity spaces, and a wellness and physical therapy center) and outdoor amenities, such as a secure memory care garden and a courtyard and walking paths.

Both in Baltimore County and across the State of Maryland, the percentage of older adults, as a share of the total population, is increasing at a rapid rate. According to the Maryland Department of Aging, by 2020, 1 in 4 residents in Baltimore County will be over the age of 60. See Maryland Department of Aging, *2017-2020 State Plan on Aging*. Further, Baltimore County has and is projected to continue to have the second largest population of older adults in Maryland, second only to Montgomery County. With this aging population comes a demand for senior housing and senior care options, and the proposed facility will help satisfy some of that demand.

Even though this specific use was probably not foreseen at the time The Highlands plan was conceived, this project would fit seamlessly into the park and would be consistent with Baltimore County's *Master Plan 2020*. According to *Master Plan 2020*, the PUD Area is identified on the Proposed Land Use Map as being within the T-4 (General Urban) Transect, which is described as being "characterized by mixed-use, but is primarily residential urban fabric." *Master Plan 2020*, pp. 28-29. This use adds a mix of uses to the existing corporate office park. The PUD Area also has a Land Management Area designation of Employment Center, which are described as "areas [that] consist of a variety of commercial uses predominantly employment-oriented, some with retail and housing. They may contain heavy industrial uses as well." *Master Plan 2020*, pp. 27, 40. In addition to providing housing and care for its residents, the facility is expected to offer a variety of employment opportunities for such positions as administrative, medical and nursing, housekeeping, and dining.

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Based on our preliminary discussions, you have indicated that, should you introduce a PUD Resolution for the project, you would want to add a condition confirming that the site could not be used for other types of residential housing due to school overcrowding at area schools and traffic conditions along York Road. Applicant would accept this condition as it has no intention of constructing other types of residential housing.

REQUIREMENTS FOR PUD APPLICATION:

BCC Section 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, to define the proposed community benefit, and to demonstrate how the project will meet the compatibility objectives outlined in BCC Section 32-4-402. The following information will address those requirements. Because there is an approved CRG Plan for the subject site, that plan and the uses approved for the PUD area, will serve as the “contrast plan” for comparison purposes.

A. PROJECTED IMPACTS OF DEVELOPMENT:

Water/Sewer: The PUD Area is located inside Baltimore County’s Urban-Rural Demarcation Line (URDL), indicating that the property is serviced by public water and public sewer. Based on Baltimore County’s current 2020 Basic Services Maps for Water Supply and Sewer, the site is not located within a water or sewer-deficient location or area of concern. Baltimore County’s Department of Public Works has confirmed that the existing public sewer system serving this project has adequate capacity to accommodate the projected flows. A preliminary study of the existing water system indicates that there is adequate water pressure for this development. Therefore, the project will not have a negative impact on the County’s water and sewer infrastructure.

Transportation/Roads: As illustrated by the County’s current 2020 Basic Services Maps for Transportation, the site is not located within a traffic-deficient shed (“E” or “F” Traffic Shed). As mentioned above, Lot 2 has been approved for a 45,000-60,000 square foot office building, which would generate between 489-646 average daily trips (ADTs). By comparison, the proposed senior care facility would generate 473 ADTs (based on use as an assisted living facility).

Environmental: Forest Buffer Easements and Forest Conservation Easements associated with prior approved CRG Plans have been established, platted, and conveyed to Baltimore County. With the approval of the previous plans, stormwater management plans for a 13.71± acre area,

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which includes the PUD area, were also approved. A sediment control pond for the approved stormwater management facility has been installed and will be converted following the build-out of Lot 2.

Schools: The proposed PUD development will not have any impact on schools as no students will reside within the building.

Police and Fire Resources: The PUD Area is served by the Baltimore County Police Precinct 7/Cockeysville and the Baltimore County Volunteer Fire Company No. 39/Cockeysville. The revised development scheme will not impact the County's ability to provide police and fire services. The proposed buildings will meet all County and State Building and Fire Code Regulations.

B. DEVELOPMENT PROPOSAL:

Proposed PUD Site Acreage:	6.95± Acres (302,872± SF)
Existing Zoning:	MLR, MH, ML
Existing Use:	Vacant (approved for 45,000-60,000 SF office building)
Proposed Use:	159,480± SF Senior Care Living Facility (total)* 39,870± SF Senior Care Living Facility (footprint)
Permitted Density:	278 density units per BCZR Section 430.3.C.2
Proposed Density:	45.5 density units (based on use as an assisted living facility - .25 density units per bed)*
Permitted Floor Area Ratio (FAR):	
MLR	0.6 FAR
MH	2.0 FAR
ML	2.0 FAR

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Proposed Floor Area Ratio:

MLR	0.544 FAR (entire building is within MLR zoned portion of the PUD Area – 293,079± SF)
MH	N/A
ML	N/A

Required # of Parking Spaces: 61 parking spaces (1 space per 3 beds)

Proposed # of Parking Spaces: 61 parking spaces

* Applicant will request a modification, if necessary, for the proposed PUD to permit the intended use and density under the property's existing zoning classification. Modifications of bulk and area requirements may be requested in the Concept Plan and Development Plan submittals.

C. COMMUNITY BENEFIT:

BCC Section 32-4-242(b)(6) requires that an applicant state how the planned unit development will provide a community benefit. Pursuant to BCC Section 32-4-242(b)(6)(iii), Applicant proposes a capital improvement benefit of \$15,000 to be used in the 3rd Councilman District at the Councilman's discretion for projects or improvements that would increase recreational opportunities in the area of the PUD.

D. COMPATIBILITY ANALYSIS:

Pursuant to BCC Section 32-4-242(b)(5), an application for a Planned Unit Development (PUD) must include a statement of how the development will comply with the compatibility objectives of Section 32-4-402 of the BCC. In addressing the compatibility objectives, the proposed development must be judged in relation to the "neighborhood." Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature.

Given the location of the PUD Area within The Highlands Corporate Park and the park's physical and functional isolation from surrounding uses through such defined boundaries as environmental features [stream and forested areas], arterial street [York Road], and a significant change in character [immediately adjacent to Rural Conservation zoning to the north, east, and west], the "neighborhood" is defined as being limited to the 173+ acre office park.

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Compatibility Objectives:

- 1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

Within The Highlands Corporate Park, the fronts of the buildings are oriented towards Ridgebrook Road. Employees and visitors approach the buildings from Ridgebrook Road and have the option of using the formal entrance or parking in lots located at the sides and/or rear of the buildings. The arrangement of the proposed building is similar. Applicant proposes to front the building on Ridgebrook Road and to position the reception area and visitor parking so as to utilize the existing paved cul-de-sac with some modifications.

- 2. The building and parking lot layouts reinforce existing building and streetscape patterns to assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.**

The proposed building and parking lot layout mimics and reinforces the existing building and streetscape patterns along Ridgebrook Road. Convenient short-term visitor parking is located at the front of the building with additional visitor parking and employee parking located to the rear of the building. These site planning techniques, paired with a long linear “express driveway” located to the side of the building, allow for easy on-site circulation with no resulting impact on adjacent properties within the neighborhood.

- 3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.**

The proposed senior care facility will utilize the existing Ridgebrook Road. Ridgebrook Road only serves the corporate park and, because of environmental and other conditions, does not connect to other area streets. Ridgebrook Road, as designed and installed, does not have sidewalks that connect the individual properties. Each lot has its own independent walkway system that is customized to the needs of the tenants. Similarly, the proposed senior care facility will provide a customized walkway/pathway system for its employees, residents, and visitors including a walkway within a private courtyard solely for those residents in the memory care program. Additional walkways are proposed to provide connectivity between the senior care facility and the existing office building immediately to the east. It is anticipated that these two buildings will share cross-easements for parking in which event pedestrian connectivity will be needed.

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4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

Consistent with the other developments located within the neighborhood, the proposed open space for this project will be specifically customized for the use and enjoyment of the residents. In general, each building in the office park patterns its open space and its improvements within the immediate zone from the building's face to the curb faces or property lines that surround the building. The extent of open space improvements varies within the office park based on the needs and desires of each building's tenants. For obvious reasons, the residents of Sparks Senior Care will need to stay within close proximity of the building, and the open space is designed to meet this need. A meandering path system will be provided within close proximity to the building with opportunities for sitting, resting, reading, and relaxing on many benches along the pathway system.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

Being within a mostly built-out corporate office park, the site does not have any locally significant features. The most distinctive building in the park may be the building immediately adjacent, which is one of Baltimore County's first LEED Gold certified buildings. Although not planned as a LEED certified building, the proposed architecture of the senior care facility will complement its neighboring office building in terms of its mass and height with large expanses of glass, broken up with similar brick coloration.

6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

The landscape design for the proposed PUD is an extension of that existing in the overall corporate park. The plant palette and plant design solutions for the proposed PUD have been chosen to support the functional qualities of native plant communities, while providing cooling shade on its pavement surfaces and seasonal interest throughout the entire year. Landscaping will also be used to enhance the proposed entry points, sign locations, proposed amenities and open spaces, as well as providing screening and buffering where warranted.

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7. The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

The overriding architectural design theme for this project acknowledges the site's context within an existing office park and allows the proposed senior care facility to blend in with its surroundings. As such, all proposed signs, site lighting, and accessory/amenity structures have all been designed or selected to complement and/or support this overriding architectural design theme. The proposed parking lot lighting will match the existing adjacent parking lot lighting fixtures. Lighting for the parking lots will be "cut-off" type lighting, specifically designed to have minimal impacts on adjacent properties. Building lighting and accent lighting will present an overall uniform architectural theme.

8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The proposed building is a four-story structure that fits within the overall scale and proportions of the adjacent office building and the other existing buildings in the neighborhood. The proposed design features the use of a contemporary flat roof and red brick with punched windows. Other proposed materials include areas of glass curtain with spandrel panels, metal panels and trim, and horizontal strip windows.

Once you have had an opportunity to review the application, conceptual site plan, and presentation booklet, we hope that you will support Applicant's request for a General Development PUD for Sparks Senior Care.

Very truly yours,



Patricia A. Malone

Enclosures: Statement of Financial Disclosure
 Conceptual Plan
 Presentation Booklet for Sparks Senior Care PUD

cc: C.J. Ilardo
 Thomas H. Bostwick (via email transmission)
 Lloyd T. Moxley (via email transmission)